

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 8/2/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 1001 Manning Drive, Fredericksburg VA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	8/2/2024
Property Sold:	1001 Manning Drive, Fredericksburg VA
Purchasers:	Franklin Bonilla Cruz
Purchase Price:	\$265,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$36,200.00

Dated: 8/12/2024

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

MBH Settlement Group, LC
1956 William Street
Fredericksburg, VA 22401
(540) 373-1300

ALTA Combined Settlement Statement

File #:	99-24-12650	Property	1001 Manning Drive	Settlement Date	08/02/2024
Prepared:	08/02/2024		Fredericksburg, VA 22405	Disbursement Date	08/02/2024
Processor:	Lauran Martin	Buyer	Franklin Bonilla CRUZ 17409 Joplin Road Triangle, VA 22172		
		Seller	Jason H. GOLD of H. Jason Gold, Trustee		
		Lender	Prosperity Home Mortgage, LLC 4440 Brookfield Corporate Drive Chantilly, VA 20151		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$265,000.00	Sales Price of Property	\$265,000.00	
		Deposit		\$1,500.00
		Loan Amount		\$257,050.00
\$7,950.00		Seller Credit		\$7,950.00
		Brokerage Flat Fee Credit		\$395.00
		HomeReady VLIP Grant (Fannie Mae)		\$2,500.00
\$40,480.20		2nd DOT Payoff to Bala Jain LLC		
		Prorations/Adjustments		
\$169.09		County Taxes 07/01/2024 to 08/02/2024		\$169.09
		Loan Charges		
		0.25% of Loan Amount (Points)	\$642.62	
		Origination Fee	\$1,499.00	
		Appraisal Fee to All About Appraisals LLC (\$525.00 POC by Borrower)		
		Credit Report Fee to CoreLogic	\$79.15	
		Flood Certification Fee to CoreLogic	\$11.50	
		Tax Service Fee to CoreLogic	\$75.00	
		Technology Fee to ICE Mortgage	\$87.00	
		Prepaid Interest (\$50.87 per day from 08/02/2024 to 09/01/2024)	\$1,526.10	
		Impounds		
		Homeowner's insurance \$142.67 per month for 3 mo.	\$428.01	
		Property taxes \$161.17 per month for 5 mo.	\$805.85	
		Aggregate adjustment		\$322.34
		Payoff(s)		
\$162,850.71		Payoff to Fulton Bank, N.A.		
		Principal : \$147,566.47		
		Interest : \$4,495.23		
		Additional Interest : \$85.47		
		Release : \$127.25		
		Late Charge : \$576.29		
		Legal Fees: \$10,000.00		
		Government Recording and Transfer Charges		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Recording Fees	\$107.00	
		---Deed: \$47.00		
		---Mortgage: \$60.00		
		E-Recording Fee to Clerk of Court	\$9.70	
\$132.50		Grantor Tax - County (Deed) to Clerk of Court		
\$132.50		Grantor Tax - State (Deed) to Clerk of Court		
		Recordation Tax - County (Deed of Trust) to Clerk of Court	\$214.25	
		Recordation Tax - County (Deed) to Clerk of Court	\$220.83	
		Recordation Tax - State (Deed of Trust) to Clerk of Court	\$642.75	
		Recordation Tax - State (Deed) to Clerk of Court	\$662.50	
		Commission		
\$7,950.00		Listing Agent Commission to Century 21 New Millennium		
\$6,625.00		Selling Agent Commission to Berkshire Hathaway HomeServices PenFed Realty (formerly Select Realty)		
		Title Charges & Escrow / Settlement Charges		
		Title - CPL Premium (Lender) to Chicago Title Insurance Company	\$35.00	
		Title - Digital Archive Fee to MBH Settlement Group, LC	\$60.00	
		Title - Exam Fee to Bryan K. Bledsoe	\$100.00	
		Title - Lender's Title Policy to Chicago Title Insurance Company	\$785.30	
		Title - Settlement Fee to MBH Settlement Group, LC	\$795.00	
		Title - Title Binder Fee to Prestige Title & Escrow	\$150.00	
\$60.00		Title - Digital Archive Fee to MBH Settlement Group, LC		
		Title - Owner's Title Policy to Chicago Title Insurance Company	\$714.90	
		Miscellaneous		
\$7,950.00		326(a) Trustee Payment to H. Jason Gold, Trustee		
\$13,250.00		Bankruptcy Estate Payment to H. Jason Gold, Trustee		
		Brokerage Flat Fee (Buyer) to Berkshire Hathaway HomeServices PenFed Realty (formerly Select Realty)	\$395.00	
		Deed Preparation to Grace Stuart PLC	\$195.00	
\$15,000.00		Funds Held by Trustee to H. Jason Gold, Trustee		
\$1,400.00		Home Warranty to United Home Warranty		
\$750.00		RealMarkets Expense Reimbursement to RealMarkets		
\$150.00		Release Tracking Fee (per payoff) to MBH Settlement Group, LC		
\$150.00		Settlement Services to MBH Settlement Group, LC		
		Homeowner's Insurance Premium to State Farm	\$1,712.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$265,000.00	\$265,000.00	Subtotals	\$276,953.46	\$269,886.43
		Due from Buyer		\$7,067.03
	\$0.00	Due from Seller		
\$265,000.00	\$265,000.00	Totals	\$276,953.46	\$276,953.46

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize MBH Settlement Group, LC to cause the funds to be disbursed in accordance with this statement.

Franklin Bonilla Cruz
Franklin Bonilla CRUZ

Date

8-2-24

H. Jason Gold, Trustee

By:

H. Jason Gold Trustee

08/02/2024

Jason H. GOLD

Date

Jason H. Gold
Settlement Agent

8/2/24
Date

H. Jason Gold, Chapter 7 Trustee, Not Individually but solely in his capacity as Chapter 7 Trustee, In Re Eagle Properties and Investments, LLC, Case No. 23-10566-KHK, EDVA, Alexandria Division